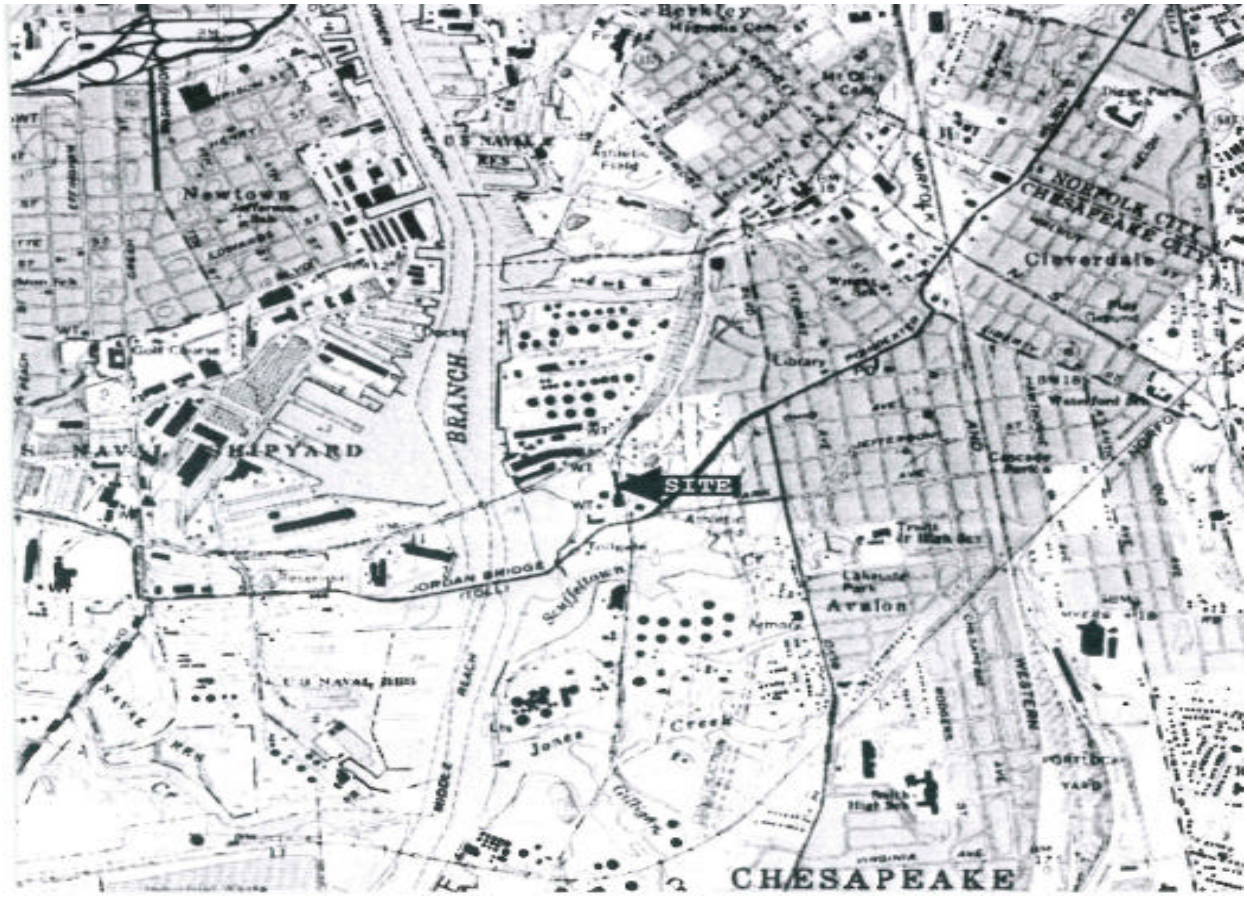
Region 3 GPRA Baseline RCRA Corrective Action Facility

J.G. Wilson

120 Jefferson Street
Chesapeake, VA 23324
Congressional District 4
EPA ID #: VAR000000125
Last Updated: 01/08/2009



Current RCRA CA Activities

The Virginia Department of Environmental Quality (DEQ) is the lead agency for oversight of Resource Conservation and Recovery Act (RCRA) Corrective Action (CA) work at the J.G. Wilson facility located in Chesapeake, VA. The CA investigations and any necessary clean up activities at the facility are being implemented under the U.S. Environmental Protection Agency's (EPA) Facility Lead

Corrective Action Program.
According to various documents, the site was developed around 1905, as a manufacturing facility for metal and wood overhead doors. In 1989, the DEQ notified J.G. Wilson of its noncompliance related to storage of hazardous waste. In its draft Enforcement Order, DEQ noted that J.G. Wilson ceased plating operations in 1977 or 1978, yet it did not remove hazardous waste from the plating baths or tanks. The hazardous waste was described as F007 and F008 hazardous waste numbers. The order stipulated that J.G. Wilson was to prepare and submit, within 90 days, a closure plan for the plating facility.

The J.G. Wilson Company filed for bankruptcy in 1991 and its property was acquired by Environmental Solutions, Inc. (ESI). From January 1995 to March 1996, ESI submitted to the DEQ plans and revisions to close the plating facility, as well as the plant shop and a RCRA container storage area. After executing a July 1995 Enforcement Order, ESI performed the closure, decommissioned the site, and demolished the last of the manufacturing buildings. In a letter dated May 16, 1996, the DEQ acknowledged that clean closure had been completed in accordance with the approved closure plan and further acknowledged in a letter dated July 2, 1996, that since clean closure had been achieved, ESI's request to terminate the July 1995 Enforcement Order was granted. The site was still subject to RCRA CA because of its past status as an un-permitted Treatment, Storage or Disposal (TSD) facility due to hazardous waste storage in excess of the allowed time.

By Letter of Commitment dated August 25, 2004, Truxton Development, LLC (Truxton) agreed to conduct a RCRA Facility Investigation (RFI) of the J.G. Wilson property under the U.S. EPA Facility Lead Corrective Action Program. In February 2005, Truxton submitted their initial RFI Work Plan. After various discussions between Truxton and DEQ representatives a revised June 2005, RFI Work Plan was approved by the DEQ. In accordance with the approved RFI Work Plan multiple depth-discrete soil samples were collected from more than 60 locations on site. Two large areas were identified where lead and arsenic concentrations appeared to be locally elevated. Several isolated locations also displayed elevated concentrations of lead and arsenic.

The DEQ approved Truxton's Corrective Measures Work Plan (CMWP) in September 2007, to address the elevated concentrations of lead and arsenic in the soil and to evaluate groundwater quality. During the period of October 23, 2007, through November 3, 2007, Truxton and its contractors completed the excavation of 10,708.44 tons of soil with elevated concentrations of lead and arsenic from the J.G. Wilson site. The excavated soil was transported to Southeastern Public Service Authority's Suffolk landfill for use as alternate daily cover. In a letter dated, February 27, 2008, the DEQ concurred that the soil removal was conducted in accordance with the approved September 2007, CMWP.

Truxton has completed four quarters of groundwater monitoring in accordance with the September 2007, CMWP to determine whether there is a need for groundwater corrective action.
The first year's monitoring results submitted to the DEQ and were reviewed by the DEQ's groundwater staff.

The DEQ's comments regarding the submitted groundwater monitoring results were sent to the facility by DEQ correspondence, dated September 5, 2008.

In response to the DEQ's groundwater comments, a draft Groundwater Quality Assessment Report was submitted and received by the DEQ on November 24, 2008. The Department provided initial review comments regarding the draft Groundwater Quality Assessment Report in a teleconference with Truxton's consultant. The final Groundwater Quality Assessment Report is to be submitted in the near future.

Site Description

The former J.G. Wilson facility located at 120 Jefferson Street in Chesapeake, VA has been identified as a key to Chesapeake's South Norfolk Borough redevelopment. According to various documents, the site was developed around 1905, as a manufacturing facility for metal and wood overhead doors. The J.G. Wilson Company filed for bankruptcy in 1991 and its property was acquired by Environmental Solutions, Inc. (ESI). ESI decommissioned the site and demolished the last of the manufacturing buildings, in the mid-1990's. The property presently is vacant.

The J.G. Wilson property is bounded to the north by a former Chesapeake Products fertilizer operation, to the west by the estuarine Elizabeth River Southern Branch, to the south by Poindexter Street and City-owned property that houses the Jordan Bridge tollgate office, and to the east by a Norfolk-Portsmouth Beltline Railroad maintenance facility and Standard Engine and Transmission. The former J.G. Wilson office building, recently demolished and removed from the site, was located at the northwest corner of Truxton Street and Jefferson Street.

In December 2003, Urban Design Associates presented the Poindexter Corridor Strategic Development Plan to the Chesapeake Economic Development Department. The J.G. Wilson property was proposed as South Norfolk's waterfront connection, offering residential (condominium) living and retail and commercial office space. The purpose of the ongoing RCRA CA is to remediate the site to acceptable levels that will be protective of public health as it pertains to the proposed future land use, including commercial office space, retail, and residential (multi-family housing).

RCRA CA Milestones

To date the following RCRA CA milestones have been completed at this facility:

- In a letter dated May 16, 1996, DEQ acknowledged that ESI's clean closure of the plating facility, as well as the plant shop and a RCRA container storage area had been completed in accordance with the approved closure plan. The DEQ further acknowledged in a letter dated July 2, 1996 that since clean closure had been achieved, ESI's request to terminate the July

1995 Enforcement Order was granted.

- In a Letter of Commitment dated August 25, 2004, Truxton agreed to conduct a RCRA Facility Investigation (RFI) of the J.G. Wilson property under the U.S. EPA Facility Lead Program.

  - The DEQ approved Turuxton's CMWP in September 2007, to address the elevated concentrations of lead and arsenic in the soil and to evaluate groundwater quality. In a letter dated, February 27, 2008, the DEQ concurred that the soil removal was conducted in accordance with the approved September 2007, CMWP.
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Environmental Indicator Status

Under the Government Performance and Results Act (GPRA), EPA has set national goals to address high priority RCRA Corrective Action facilities by the year 2008, and medium and low priority RCRA Corrective Action facilities by the year 2020. EPA is evaluating two key Environmental Indicators (EIs) for each facility: Current Human Exposures Under Control and Migration of Contaminated Groundwater Under Control. This facility is one of EPA Region III's medium/low priority facilities and falls under this GPRA initiative.

The DEQ's current evaluation of EIs for the J.G. Wilson facility is as follows:

• *Human Exposures Controlled Determination:* To date the Human Exposures Controlled Determination has not been made, but is scheduled to be completed by September 30, 2009.

• *Release to Groundwater Controlled Determination:* To date the Release to Groundwater Controlled Determination has not been made, but is scheduled to be completed by September 30, 2009.

Contaminants

The primary contaminants of concern (COCs) based on past operations are arsenic, lead, ammonia, and nitrates.

Institutional Controls

By Letter of Commitment dated August 25, 2004, Truxton agreed to conduct a RFI of the J.G. Wilson property under the U.S. EPA Facility Lead Program. All future work will be conducted under this program by Truxton.

Community Involvement

Citizens' questions and concerns may be directed to the contact below. Also, the Administrative Record which contains all documents and information regarding the RCRA CA program for this facility are available for public review at the following location(s):

Virginia Department of Environmental Quality
629 East Main Street
Richmond, Virginia 23219
Phone: (804) 698-4026
Contact: Matthew M. Stepien

The DEQ also maintains a facility mailing list that is used to inform the public of substantial issues and permit administrative actions regarding the facility.

Government Contacts

The Commonwealth of Virginia DEQ is the lead CA authority for this project. Please contact the DEQ project manager listed below for details on this project or the contents of this fact sheet.

DEQ Project Manager
Matthew M. Stepien
Virginia Department of Environmental Quality
629 East Main Street
P.O. Box 1105
Richmond, VA 23218
Phone: (804) 698-4026
Fax: (804) 698-4234
Email: mmstepien@deq.virginia.gov

EPA Project Manager
Mr. Denis Zielinski – 3LC20
U.S. Environmental Protection Agency – Region III
1650 Arch Street
Philadelphia, PA 19103-2029
Phone: (215) 814-3431
Email: zielinski.denis@epa.gov

For more information about EPA's corrective action program, including Environmental

Indicators, please visit EPA's web site at: www.epa.gov/reg3wcmd/correctiveaction.htm.

Facility Contact

The J.G Wilson facility contact as listed in the Facility Lead Agreement is:

Mr. Paylor Spruill
Truxton Development, LLC
P.O. Box 68112
Virginia Beach, VA 23471-8112
Email: crestwoodhomes@aol.com

Fact Sheet Update

The next fact sheet update is scheduled for July 2009. Previous fact sheets may be obtained through the listed DEQ contact.